

Central Missouri Community Action

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Project Summary

Provide a summary describing the proposed project. (500 word limit)

CMCA has received the house and land at 804 King Avenue as a donation from Human Enterprises Inc.. The home will be demolished and replaced with a new, affordable, two-bedroom, one-bath single family home.

Central Missouri Community Action's mission is to 'empower individuals and families to achieve self-reliance.' Its purpose listed in Article II of the by-laws states: The purpose of the organization shall be to stimulate better focusing of all available Local, State, Private, and Federal Resources with the goal of enabling low-income families and low-income individuals of all ages in rural and urban areas, to attain the skills, knowledge, motivation, and opportunities needed for them to become self-sufficient, including the provision of decent housing that is affordable for low to moderate income people.

The construction of this home meets two of CMCA's five core strategic commitments:

1. Engage the community to assure that all people have their basic needs met.
 - A. Quality, affordable housing is made available for families.
2. Build community capacity to enhance economic and community assets.
 - B. Sufficient, affordable, safe housing is developed.

In addition, CMCA has committed that all housing developed after January of 2013 will meet universal design guidelines and be energy efficient.

This project will be a collaborative effort involving CMCA staff, Prof. Michael Goldschmidt, AIA, University of Missouri Department of Architectural Studies; students from the Architectural Studies Building Systems, Sustainable Technologies, and Compliance and Specifications classes; and Mr. Wayne Crawford, Missouri Inclusive Housing Development Corporation. Prof. Goldschmidt will provide oversight of the student design process that will include green building and sustainable design strategies that will meet or exceed the energy efficiency requirements of the City of Columbia. He will also produce sealed construction drawings and specifications for the bid package. Mr. Crawford will provide consulting services to allow students to develop a concept for the project that includes 100% universal design features that will exceed the minimum requirements of the City of Columbia. Students will work in teams to produce several concepts for the home, with CMCA selecting the final design that will be built.

Drawings/Plans: (PDF format)

Upload plans/drawings of the selected site(s).

/document/download/filename/1430139991_27416_SampleFloorPlan.pdf/

Site Pictures: (PDF Format)

Upload pictures of the selected site(s).

/document/download/filename/1429278970_27417_804KingPhotos.pdf/

Letters of commitment: (PDF Format)

Upload letters of commitment from other funding sources of the selected site(s).

/document/download/filename/1430156203_27418_CMCALettersofCommitment.pdf/

Priority Need

Select the priority need(s) within the City of Columbia 2015-2019 Consolidated Plan that this project will address:

Increased Homeownership
Affordable Housing with Energy Efficient and Universal Design
Sidewalks, Crosswalks, and Trails with Connectivity to Transportation
Removal of Dilapidated Houses

Project Service Area: Will this project service individuals and households within the City of Columbia?

Yes

Number Served: How many individuals or households will this project benefit? What is the target population? Please provide data to support. (500 word limit)

This project will benefit one household by providing the availability of an affordable single-family home for purchase by an individual or family at or below 80% of Area Median Income (AMI). In addition, the project benefits the larger community by removing an abandoned, delapidated structure and replacing it with a new, universal-design, energy-efficient home. This promotes a healthier environment and brings new affordable housing into an older, established neighborhood. It provides a facelift for the neighborhood and helps create a "domino" effect for the immediate area, providing motivation to clean up other properties and an opportunity to increase the value of existing homes. Keeping families in established, central city neighborhoods encourages investment in the core of the community.

Outcomes: Identify the specific, measurable and desired outcomes for this project. (500 word limit)

The specific outcome of this project will be the purchase of a decent, affordable, universal-design, energy-efficient home by an individual or family at or below 80% AMI that might not otherwise be able to afford to purchase a home. This will be measured upon the completion of the purchase. Our desired outcome is to create quality, affordable housing for a family in the central city and to enhance economic and community assets through sufficient, affordable, safe housing.

Outcome Data: What data will be collected to evaluate the outcomes for this project? (300 word limit)

No data will be collected, but the sale of the single family home will be to the target population and recorded as required.

Environmental Impact

Describe how the proposed project will fit within the surrounding neighborhood:

1. Neighborhood amenities (400 character limit)

The location of the proposed project is within a mile of major transportation (I-70) and city thoroughfares (Providence Rd., Worley St., Business Loop), and city transportation (bus line). The downtown shopping area, restaurants, health care facilities, a grocery store, a public park, and schools are located within walking distance - or via public transit - from the project site.

2. Parking (400 character limit)

The home will be constructed to enable the homeowner to park at least two vehicles in the driveway.

3. Traffic flow (400 character limit)

The traffic flow will not be a hindrance to existing homeowners. The new home will not increase the number of occupants or vehicles currently anticipated for the project site.

4. Pedestrian access (400 character limit)

As per zoning requirements, a new sidewalk will be constructed in front of the home that will enable future development of sidewalks in the neighborhood.

5. Property values (400 character limit)

Studies suggest that with the construction of a new single-family home that fits within the existing neighborhood context, the value of surrounding homes is enhanced. In addition, the removal of a home that is an eyesore and a potential dangerous situation (fire, crime, pests, transients) helps to create a neighborhood that is more appealing to a potential buyer.

6. Public safety (400 character limit)

The new home constructed will enhance public safety by removing the possibility of hazards such as fire, crime, and pests that are associated with abandoned properties. This creates the potential for a reduced need for public safety utilization.

7. Noise (400 character limit)

Although there will be an increase in noise during the construction of the home, it is not anticipated that replacing one-for-one single family housing will increase the noise in the surrounding area.

8. Zoning and land use compatibility (400 character limit)

The project will address any zoning requirements established for the area, including the development of a new sidewalk in front of the home. CMCA will construct a new home that is in line with the footprint of the existing home.

9. Storm drainage (400 character limit)

Storm drainage will be addressed in the site plan and CMCA will follow all rules and regulations set forth by the city.

10. Soil erosion (400 character limit)

Soil erosion will be addressed in the site plan and CMCA will follow all rules and regulations set forth by the city.

11. Historic preservation impact (400 character limit)

Depending on the construction date of the existing home, CMCA will apply for a building permit and adhere to state, county, and/or city historic home commission processes if required.

12. Access and availability of a sound sanitary sewer, water, electrical, and other services. (400 character limit)

With the construction of the new home, CMCA will provide detailed plans that outline the access to a sound sanitary sewer, water, electrical, and other services.

Site Control:

Does the organization have control of the site(s) for the project?

N/A

Neighborhood Consultation: Describe how the neighborhood been consulted regarding this project. (500 Word Limit)

CMCA had discussions with the Ridgeway Neighborhood Association previously about utilizing this lot for a parking lot. The neighborhood was against this. We have now moved to the idea of the single family housing, responding to their desire.

CMCA will seek the input of its CHDO committee to discuss needs for this project. The committee is comprised of (1) former/current board member, (1) low-income representative, (1) member with architecture and housing knowledge, and (2) representatives from neighborhood associations in low-income areas.

Timeline:

Provide a timetable for completion of the project. List all commitments of funds and approvals that will be needed for the completion of the project and describe when any of these outstanding approvals and commitments will be in place.

Date: Sources of Funds Committed

07/01/2016

All Sources of Funds Committed

\$30,000 - CHDO PROCEEDS
\$18,500 - LAND (DONATION FROM HUMAN ENTERPRISES, INC.)
\$ 8,900 - ARCHITECTURAL SERVICES (IN-KIND FROM MICHAEL GOLDSCHMIDT, AIA)

Date: Program or Architectural Design Complete

04/30/2016

Date: Property Acquisition Complete

07/01/2015

Date: Start of Construction or Program Implementation

07/01/2016

Date: Program/ Construction Complete

09/30/2017

Date: Occupancy and Performance Reporting Complete

06/30/2018

Program or Architectural Design Complete

Architectural design complete by April 30, 2016.

Property Acquisition Complete

LAND BEING DONATED BY HUMAN ENTERPRISES, INC.

Start of Construction or Program Implementation

Begin construction of single-family home by July 1, 2016.

Program/ Construction Complete

Construction and certificate of occupancy complete by September 30, 2017.

Occupancy and Performance Reporting Complete

The home will be sold and occupied within 9 months from the date of completion and issuance of certificate of occupancy.

Previous CDBG/HOME Funding

Brief summary on previous City funding received, any funding remaining, and the measurable results from previous City funding. (500 word limit)

CMCHDC Garden City Estates, 4013 Thornwood: Acquisition - HOME funds, \$28,050.00 Completed 2004
 CMCHDC Garden City Estates, 4013 Thornwood: Construction - HOME funds, \$31,413.19 Completed 2004

CMCHDC/Youthbuild, 503 Woodlawn: Demolition - CDBG funds, \$4,350.00 Completed 2003
 CMCHDC/Youthbuild, 503 Woodlawn: Construction - HOME funds, \$26,543.00 Completed 2005

CMCHDC Construction of 119 Worley: Acquisition - CDBG funds, \$12,000.00 Completed 2001
 CMCHDC Construction of 119 Worley: Demolition - CDBG funds, \$4,600.00 Completed 2004
 CMCHDC Construction of 119 Worley: Demolition - HOME funds, \$17,799.88 Completed 2003

Accessibility Improvements to Worley Head Start: Construction - CDBG funds, \$38,493.10 Completed 2007

Hanover: CHDO - HOME funds, \$133,050.00 Completed 2001
 Hanover: HOME - HOME funds, \$450,000.00 Completed 2001

1004 N. 7th: Demolition - CDBG funds, \$18,100.00 Completed 2007
 1004 N. 7th: Construction - HOME funds, \$34,725.00 Completed 2015

CMCA Haden Street HOME Construction: Construction - HOME funds, \$30,999.49 Completed 2009

CMCA Fair Housing Website: Web Development - CDBG funds, \$4,688.20 Completed 2014

Program Personnel

Describe the personnel responsible for administering the program and operating the project upon completion.**The proposed program administrator to ensure compliance with HUD and City regulations and source of funding for this position. (400 character limit)**

Joan Kramer, Director of Economic Development - Ms. Kramer has been with CMCA since December of 2014. She oversees the housing development, Section 8, weatherization, financial education, social enterprise, and micro business programs. She has 25 years experience in community and economic development work at the private, local, state, and regional levels. She will oversee project implementation.

For construction projects, the designated person or firm designing and inspecting construction projects. (400 character limit)

DESIGN: Prof. Michael Goldschmidt, AIA, Dept of Architectural Studies at University of Missouri, and students from the Architectural Studies classes noted above. Students will work in teams to develop concepts, with a single design selected by CMCA for this project. INSPECTION: Prof. Michael Goldschmidt, AIA (as a part of his in-kind contribution for architectural services).

The designated persons providing financial management of the program (400 character limit)

Brandy Tallman, Director of Finance - Ms. Tallman has been employed by CMCA since June of 2005, serving in many capacities in the finance department. Immediately and prior to being named the finance director, she was the agency accountant for three years, which included responsibility for accounting for all of the agency housing projects - multi-family, Section 8, weatherization, & CHDO.

Program Personnel Prior Experience**What is the prior experience of the organization's personnel with this type of project? Include the following: 1) Credentials, including resumes and licenses necessary to accomplish the job. 2) Number of years of experience with this type of project; 3) List of representative projects completed in the past. (600 character limit)**

Past Performance: CMCA was incorporated in 1964 as a Community Action Agency and has significant long term experience in grant and project management. Since its inception, the agency has been involved with the implementation of various Federal and Foundation funded housing programs

including the HUD Section 8 Housing Choice Voucher Program and the Community Services Block Grant Program. The agency has successfully implemented these programs meeting the various accounting, measurement and reporting requirements.

Resumes and credentials are attached. List of representative projects attached.

Contractor Experience

Who are the service providers or contractors, if selected, and what are their qualifications? Include the following:

Credentials, including resumes and licenses necessary to accomplish the job. (PDF Format)

/document/download/filename/1430228303_28080_CMCAResumesCredentials.pdf/

Number of years of experience with this type of project (400 character limit)

Our agency will be going through the required bidding procedure. We would like to utilize the services of David Hopke, Hopke Construction because of his knowledge in the field of Insulated Concrete Forms (ICF.) We have been pleased with his services in this field and his expertise in using this type of construction. He is the only local builder in this field that we have knowledge of.

List of representative projects completed or services offered in the past. (400 character limit)

Hopke Construction was the builder contracted by CMCA for the home at 1004 N. 7th St. and for an unrelated single family home at 415 NE 8th St. in Fulton, MO.

Insurance that will be required of contractors. (400 character limit)

General Liability: \$1,000,000 (each occurrence); Aggregate \$3,000,000; and Workers Compensation \$500,000.

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